



201901160093

01/16/2019 01:56 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

When recorded return to:
Shannon M Rupert
11889 Kinley Lane
Concrete, WA 98237

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 116531

Statutory Warranty Deed

116531
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Larry Hurn and Kathleen Hurn, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shannon M. Rupert, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 1, Plat of W.R.C. Estates

Tax Parcel Number(s): P116753, 4752-000-001-0000

Lot 1, PLAT OF W.R.C. ESTATES, according to the plat thereof, recorded under Auditor's File No. 200005170041, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 12/20/18

Larry Hurn
Larry Hurn

Kathleen Hurn
Kathleen Hurn

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019160
JAN 16 2019

Amount Paid \$ 1,874.00
Skagit Co. Treasurer
By MAM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry Hurn and Kathleen Hurn, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12/20/2018



Mary Miller
Printed Name: Mary Miller
Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 01-19-2022

Exhibit A**EXCEPTIONS:**

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Plat of W.R.C. Estates
Recorded:	May 17, 2000
Auditor's No.:	200005170041

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".